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San Bernardino County

Land Use Services Department Planning Division

385 North Arrowhead Avenue, 1st Floor • San Bernardino, CA 92415
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NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

FROM: San Bernardino County Land Use Services Department
385 North Arrowhead Avenue, First Floor,
San Bernardino, CA 92415-0187

TO: Responsible Agencies, Trustee Agencies, and Interested Parties

DATE: October 3, 2022

SUBJECT: **Notice of Preparation of a Draft Environmental Impact Report for the Calsteel Transportation Terminal Project**

San Bernardino County ("County"), will be the Lead Agency and will prepare a Focused Draft Environmental Impact Report (EIR) for the proposed Calsteel Transportation Terminal Project (described below). We are interested in your agency's views as to the appropriate scope and content of the Draft EIR's environmental information pertaining to your agency's statutory responsibilities related to the project. We will need the name of a contact person for your agency. For interested individuals, we would like to be informed of environmental topics of interest to you regarding the project.

In accordance with Section 15064 of the State California Environmental Quality Act (CEQA) Guidelines the County has determined that a Focused EIR will be prepared to address the issue of Transportation, specifically the issue of Vehicle Miles Traveled (VMT). An Initial Study is available at the County's website (listed below) in conjunction with this Notice of Preparation.

CEQA requires that the discussion of any significant effect on the environment be limited to substantial, or potentially substantial, adverse changes in physical conditions that exist within the affected area, as defined in PRC Section 21060.5 (statutory definition of "environment"). Effects dismissed in the Initial Study as clearly not significant and unlikely to occur need not be discussed further in the EIR unless the lead agency subsequently receives information inconsistent with the finding in the Initial Study (CCR Section 15143). Environmental issue areas scoped out of the Focused EIR will include an explanation of why these issues would not result in significant environmental effects and are not required to be evaluated further. All environmental issue categories except Transportation have been scoped out of the Focused EIR. See the Initial Study for supporting evidence.

Project Title: Calsteel Transportation Terminal Project

Project Number: PROJ-2021-00066

Project Applicant: Parviz Razavian

Assessor's Parcel Number(s): 026-202-109 and 026-202-113

Project Location: The project is located along Cajon Boulevard in San Bernardino, CA 92407. The project is located east of Cajon Blvd. and west of the railway tracks. The northernmost corner of the site is located just south of where Cajon Blvd. and the railroad intersect. The approximate GPS coordinates of the project site are 34.202894, -117.38217. The project is located within the USGS Topo 7.5-minute map for Devore, CA, and the site is located in Section 2, Township 1 North and Range 5 West.

Project Description: The Applicant is proposing to develop a truck trailer parking and truck terminal project that would enable truckers to stage loads and redistribute goods. The proposed use would support surrounding uses, as several warehouses serving a variety of corporations occur in the area, including FedEx, Tesla, Bob's Furniture, LG, HP, etc. The project would develop the proposed truck trailer parking

and terminal within a 9.6-acre site located along Cajon Boulevard in Unincorporated San Bernardino County. Ultimately the site would consist of 66,000 SF landscaping equal to 16.5% of the lot coverage, truck trailer and automobile parking, and a 28,680 SF truck terminal structure. The truck terminal structure will include a 26,775 SF of warehouse / loading area, a 1,526 SF of office area, and a 379 SF utility/electrical room. The site will provide 92 truck/trailer parking spaces, with 45 loading dock spaces. The building height is planned to be 41 feet, with the maximum building height for a site zoned for Heavy Industrial use at 75 feet.

Access to the site is provided through two new driveways along Cajon Boulevard. The site will contain a wrought iron fence that will be 6' high at the front yard, and 8' high at the interior and rear yards. Additionally, there will be a 6' high masonry and wrought iron combo screen wall in the front yard between the two access driveways.

The project would be consistent with the zoning designation for the project, as the intent of the Heavy Industrial (HI) zone under the Glen Helen Specific Plan is to provide for certain industrial uses that include primary outdoor storage.

The Calsteel Transportation Terminal will operate 7 days per week and 24 hours per day with an estimated maximum of 10 employees per shift with 3 shifts per day.

Environmental Issues: The Initial Study and technical appendices evaluate environmental issues identified in the County's standard Initial Study Environmental Checklist Form are available at the County's website at https://lus.sbcounty.gov/planning-home/environmental/valley-region/ and based upon current information, the Initial Study has identified the following issue as one that might cause a potentially significant impact to be addressed in the scope of the EIR: Transportation, specifically the issue of Vehicle Miles Traveled (VMT). Comments on this potentially significant impacts and all other environmental issues addressed in the Initial Study are encouraged and will be considered.

Public Review Period: October 3, 2022 and ends on November 2, 2022

Responses and Comments: Please send your responses and comments by November 1, 2022 to Aron Liang, Planning Manager at **Aron.Liang@lus.sbcounty.gov** or at the following address:

Aron Liang, Planning Manager
County of San Bernardino Land Use Services Department – Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

Notice of Scoping Meeting: The County will conduct a scoping meeting for the Project pursuant to State CEQA Guidelines Section 15082(c) (Notice of Preparation and Determination of Scope of EIR) for the purpose of soliciting comments of adjacent cities, responsible agencies, trustee agencies, and interested parties requesting notice as to the appropriate scope and content of the Draft EIR. The Project will have a scoping meeting with details on location as follows:

Date: October 26, 2022

Time: 11:00 a.m. (Pacific Standard Time)

- In the event that no persons attend the scoping meeting within 20 minutes of the meeting start time, the meeting shall conclude.

Place: 19492 Cajon Boulevard, San Bernardino, CA 92407 (Project Site Location; southernmost site corner)

Document Availability: This Notice of Preparation can be viewed on the County of San Bernardino website at:https://lus.sbcounty.gov/planning-home/environmental/valley-region/ . The documents are also available during regular business hours at:

- County of San Bernardino Land Use Services Department, Planning Division, 385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415; between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday

To request a PDF version of the document from the Land Use Services Department or require additional information please contact Aron Liang, Planning Manager, at (909) 601-4672.